



THIRD NOTICE OF INCOMPLETE PERMIT APPLICATION
APA Project No.: 2021-0248

Project Sponsor: Eric Stackman PO Box 402422 Miami Beach, FL 33141	Authorized Representatives: Roberta Alba 6540 NW 170 TH Terrace Miami, FL 33015
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Type of Project: large-scale subdivision

Location of Project: Town of Jay, Essex County

Land Use Area: Low Intensity Use and Hamlet

Tax Map Nos.: 17.2-1-4, 17.2-1-5.1 & 17.2-1-20.111

Dear Roberta Alba:

Thank you for the recent submission in relation to APA Project No. 2021-0248, received by the Agency on April 10, 2023. The submission provided important information in response to the Agency's September 22, 2022 Second Notice of Incomplete Permit Application (NIPA).

Based upon staff review of your proposal and the information submitted in response to the Agency's September 22, 2022 Second NIPA, the following questions must be addressed in order to review your application.

Please be aware that the Adirondack Park Agency does not issue "Site Plan Approvals" as referenced and requested in the recent submission. As discussed, any decision by the Agency must come in the form of an issued permit or other determination once everything required for a complete application has been received.

As previously indicated, please note that additional information and studies, as well as professionally prepared plans for all aspects of the proposed development, will be required for a complete application. You will receive a notice in writing informing you when staff has received the information necessary to complete the application.

The proposal may not be undertaken until a permit has been issued by the Agency. "Undertake" means any commencement of a material disturbance of land preparatory to the proposed project, including but not limited to road construction, grading, installation of utilities, excavation, clearing of building sites, or other landscaping, or in the case of subdivision, the conveyance of any lots.

If you have any questions regarding this Notice of Incomplete Permit Application or the project review process, please contact Environmental Program Specialist 2 (EPS2) **Devan Korn**.

April 28, 2023
Date

/s/ John M. Burth
John M. Burth
Environmental Program Specialist 3 (EPS3)

Attachment: List of Requested Information

REQUESTED INFORMATION
APA Project No. 2021-0248

**Please submit your response to this notice by e-mail to devan.korn@apa.ny.gov
All application submissions should be in PDF or similar format and be legible.
Electronic copies of plans must be fully scalable. Upon receipt and review of a
complete response to the following, additional information may be required.**

1. Thank you for the revised proposed trail system map and your efforts to revise the proposed overall site design to meet the parameters described in the Agency's September 22, 2022 Second NIPA (2nd NIPA). Please further revise the project proposal to meet the parameters described in the 2nd NIPA and submit a revised site design that depicts all proposed vegetative clearing, development, and soil disturbance.

If the overall site design cannot be further revised as previously requested, please indicate which of the three alternatives submitted on April 10, 2023 is the current proposal. Please also remember that additional wetland delineations, visual and slopes analyses, and other studies will be required for any proposal that does not fully meet the parameters described in the 2nd NIPA, in addition to the information listed below. In addition, a biological survey prepared by a qualified biologist and spanning multiple seasons will be required for any proposal that does not fully meet the parameters described in the 2nd NIPA. Please note that, when biological surveys are required, staff recommend submission of a plan that includes the anticipated scope and methodology of the analysis for Agency review prior to beginning the survey, in order to ensure that the necessary criteria will be met.

2. Thank you for contacting New York State Departments of Transportation (DOT), and Environmental Conservation (DEC) regarding your project. Please provide the requested comments or approvals from DOT once received and continue to coordinate with DEC to confirm jurisdiction and submit any necessary permit applications.

The recent submission does not appear to include any coordination effort with the New York State Department of Health (DOH). Accordingly, please contact the DOH regarding your project to facilitate a coordinated review. Please note, application submissions to all involved agencies will be required for a complete application.

3. Please provide the requested confirmation or comments from New State Electric & Gas Company (NYSEG) that the proposed utilities and anticipated electrical loading can be accommodated once received.
4. Based on the provided summary of the discussions with the Town of Jay Supervisor, it appears that a municipal sewer extension is not feasible. Accordingly, design plans prepared by a NYS licensed design professional that meet Agency standards and guidelines will be required for any proposed on-site wastewater treatment system(s). Details for any necessary replacement or expansion of existing municipal water district infrastructure will also be required for a complete application.
5. The recent submission included preliminary comments from Essex County Emergency Services, Jay Volunteer Fire & Rescue, and the Office of the Essex County Sheriff.

Please note, comments from the New York State Police and AuSable Forks Fire District should also be requested as identified in the documents included with the submission. Documentation will be required to confirm that any final project layout and infrastructure design meets the requirements of all first responders.

6. As previously indicated, the following information will be required for a complete application, along with additional studies and analysis as necessary:

- A description of the anticipated ownership configuration and maintenance responsibilities of the proposed access roads, utilities, open space and trail system, and other amenities such as employee housing.
- If any of the proposed roads or infrastructure are anticipated to be conveyed to the Town of Jay or any other entity, documentation confirming willingness to accept the development.
- A forest management plan that details the proposed uses of the proposed open space and trail system and includes a description of the specific forest resources present on the property and allows for sustainable use of those resources. Any proposed new trails and roads should coincide with this plan to strategically support access and use of the property interior for the proposed use (i.e., timber harvest, wildlife habitat enhancement, recreation, safety, etc.).
- A more detailed description of and plans for all proposed activities and development, including building plans and elevation drawings.
- Additional information related to any proposed ground-mounted solar arrays.

cc: Robbe Baer, Town of Jay Code Enforcement Officer
Erin Donhauser, NYSDEC